069.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,192,800 / 1,192,800
					USE VALUE:	1,192,800 / 1,192,800
					ASSESSED:	1,192,800 / 1,192,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNISSON MIMIR &	
Owner 2:	AGATSTEIN SHARI	
Owner 3:		
Street 1:	11 FAIRVIEW AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LEPORE LISA M -
Owner 2:	-
Street 1:	24 STONE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,569 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Clapboard Exterior and 3440 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5569.000	781,800		411,000	1,192,800
Total Card	0.128	781,800		411,000	1,192,800
Total Parcel	0.128	781,800		411,000	1,192,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.74 | /Parcel: 346.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	43811
GIS Ref	
GIS Ref	
Insp Date	10/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	781,800	0	5,569.	410,900	1,192,700	1,192,700	Year End Roll	12/18/2019
2019	101	FV	604,600	0	5,569.	381,600	986,200	986,200	Year End Roll	1/3/2019
2018	101	FV	604,600	0	5,569.	381,600	986,200	986,200	Year End Roll	12/20/2017
2017	101	FV	604,600	0	5,569.	334,600	939,200	939,200	Year End Roll	1/3/2017
2016	101	FV	604,600	0	5,569.	305,300	909,900	909,900	Year End	1/4/2016
2015	101	FV	592,800	0	5,569.	270,100	862,900	862,900	Year End Roll	12/11/2014
2014	101	FV	592,800	0	5,569.	255,400	848,200	848,200	Year End Roll	12/16/2013
2013	101	FV	592,800	0	5,569.	243,000	835,800	835,800		12/13/2012

!5899!

PRINT

Date	Time
12/10/20	20:43:31

LAST REV

Date	Time
10/10/19	14:54:43
apro	
5899	

USER DEFINED

Prior Id # 1:	43811
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEPORE LISA M,	48412-585		11/16/2006		872,000	No	No		
	18835-96		1/1/1988	Forclosure	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1209	Heat App	20,000	C				
1/9/2018	16	Redo Kit	64,000	C				
10/14/2005	983	New Buil	115,000		3/30/2006	G7	GR FY07	21/2 STY COL W/ GA
9/4/2005	817	Foundati	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	Meas/Inspect	BS	Barbara S
2/27/2009	Meas/Inspect	163	PATRIOT
2/20/2007	MLS	MM	Mary M
3/30/2006	Inspected	BR	B Rossignol
10/6/1999	Vacant Lot	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5569		Sq. Ft.	Site		0	70.	1.05	12									410,951				G7	1.	411,000	

Total AC/HA: 0.12785 | Total SF/SM: 5569 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 410,951 | Spl Credit | Total: 411,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01610875
Const Adj.:	0.99989998
Adj $ / SQ:	127.001
Other Features:	161906
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	791345
Depreciation:	9496
Depreciated Total:	781849

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

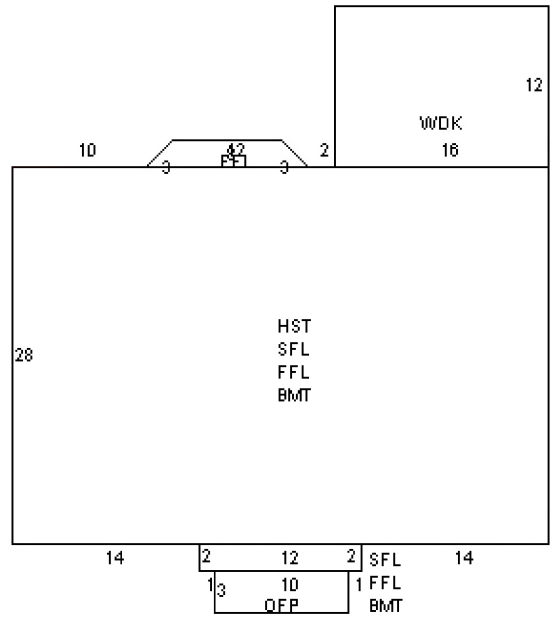
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	3
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	127.000	147,829
BMT	Basement	1,144	57.150	65,380
SFL	Second Floor	1,144	127.000	145,289
HST	Half Story	560	127.000	71,121
WDK	Deck	192	11.210	2,152
OFP	Open Porch	30	44.000	1,320

Net Sketched Area:	4,234	Total:	433,090
Size Ad	2868	Gross Are	4794	FinArea	3440
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.91
Special Features:	0	Val/Su Net:	184.65
Final Total:	781800	Val/Su SzAd	272.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	